

IDAHO FALLS REDEVELOPMENT AGENCY
P.O. BOX 50220
IDAHO FALLS, IDAHO 83405-0220

November 17, 2011

Regular Meeting
Minutes

Council Chambers

Call to Order: Chair Barnes called the meeting to order at 1:38 p.m.

Members Present: Chair Bob Barnes, Terri Gadzik, Linda Martin, Dave Radford, Lee Radford, and Lee Staker.

Members Absent: Tom Hally.

Also Present: Ryan Armbruster, legal counsel; Renée Magee, executive director; Thane Sparks, treasurer.

Minutes: October 20, 2011. Dave Radford moved to approve the minutes of October 20, 2011, as presented. Motion seconded by Lee Radford. Motion passed.

Approval of Bills: Chair Barnes presented the finance report dated November 17, 2011. The following bills were presented to be paid from the Snake River allocation fund: Elam and Burke, \$2,292.80; City of Idaho Falls, \$225,803.42; Jan Blickenstaff, \$207.00; Redevelopment Association of Idaho, \$500. **Dave Radford moved to approve the bills as read. Motion seconded by Lee Radford. Motion passed.**

Appointment of new Board Members. The names and terms of the following were presented for action by the Agency members: Terri Gadzik, CPA, Cooper-Norman, with term ending December 2013 and Lee Staker, County commissioner, with term ending December 2014. **Motion by Dave Radford to appoint Terri Gadzik and Lee Staker members of the Idaho Falls Redevelopment Agency. Motioned seconded by Lee Radford. Motion passed.**

Request of Taylor Crossing: Extension to December 31, 2012, on Owner Participation Agreement and Construction of Riverwalk Drive. Terri Gadzik has a personal interest in property at 1000 Riverwalk Drive and recused herself from the agenda item. Armbruster said Gadzik submitted a letter to the Chair notifying him of her action.

Lorin Walker stated a year ago Taylor Crossing was granted an extension for public improvements by the Agency to December 31, 2011. They are unable to meet this deadline as a result of the delay with the hotel and respectfully request another year extension to December 31, 2012. He believes within the next twelve months the development requirements can be met.

Taylor Crossing is and has proposed Riverwalk Drive as a private drive due to the narrowness of the land between the Snake River and Porter Canal. City specifications for right-of-way width cannot be met and leave the land developable. Riverwalk Drive will include a public easement the length of the roadway, including provisions for public access. Lee Radford emphasized the importance of educating those involved in

completing the project, especially about Agency funding for any public improvements. Mr. Walker said Taylor Crossing requests a meeting with some of the Agency members and contractors to discuss how monies are to be distributed for completion of the work. Magee asked Mr. Walker if he believes Riverwalk Drive improvements are to be reimbursed through a note with Taylor Crossing and repayment to Taylor Crossing from future increments. Mr. Walker anticipates payment for completion of a phase with Agency funds as was done with the Greenbelt. Armbruster said, as of January, 2012, tax revenues from four lots described in the OPA are no longer eligible for tax increment reimbursement. However, if the deadline under the OPA is extended, one hundred percent reimbursement for the costs of Riverwalk Drive is eligible as opposed to fifty percent. **Motion by Lee Radford to extend the deadline to December 31, 2012, following the same pattern as outlined in the January 6, 2011, letter. Seconded by Linda Martin. Motion passed.**

Review of Request from Taylor Crossing for Demolition of Army Surplus Building and Site Preparation, including Portions of Riverwalk Drive. John Brunt, architect, for Woodbury Group, said work is moving forward with anticipated completion by Spring 2012. Barnes asked for clarification regarding the changes in parking. Mr. Brunt said the hotel now has a cross access agreement with Smitty's to improve access and to increase the number of parking spaces. Brunt proposed the eighteen spaces required for public use for the Greenbelt be available for use by hotel guests as well. He suggested limiting the time on these spaces to two to three hours duration between 8:00 a.m. and 8:00 p.m. to serve both the hotel and Greenbelt. Barnes said the Agency has the responsibility of ensuring public parking along the Greenbelt. Further discussion should take place between Woodbury Group and the Agency committee. Lee Radford does not want the Agency to fund the project without obtaining a clear understanding of parking required for public use for the Greenbelt and a public easement along Riverwalk Drive. Martin does not believe the public and hotel guests should be confused about available parking.

Review of Relocation Expenses, Brunt Building. Magee said the request from Leather Works completes the relocation expenses for the Brunt Building. The one commercial tenant, Leather Works, moved from the Brunt Building and purchased 212 Park Avenue. Jan Blickenstaff reviewed the expenses submitted by Leather Works and Blickenstaff's recommendation is to pay \$6,070.09. After a second review of the invoices, Magee recommends payment of \$5,571.83 since an invoice for lighting is missing from the submission. **Motion by Lee Radford to approve \$5,571.83 in relocation expenses for Leather Works per Magee's memo and \$207 to Jan Blickenstaff for consulting. Seconded by Staker. Motion passed.**

Deed to City of Idaho Falls for Parking Lot, D Street and Park Avenue. Armbruster, legal counsel, read into the record, by title only, the resolution authorizing the transfer of the Brunt Building property to the City of Idaho Falls. **Motion by Lee Radford to approve the Resolution transferring the Brunt Building parcel to the City of Idaho Falls. Seconded by Martin. Motioned passed.** Armbruster read into the record, by title only, the resolution authorizing the transfer of the Messick Building property to the City of Idaho Falls. **Motion by Martin to approve the Resolution transferring the Messick Building parcel to the City of Idaho Falls. Seconded by Lee Radford. Motion passed.**

Update on Redevelopment Association of Idaho. Armbruster said the purpose of the new Redevelopment Association is to consolidate public education efforts of agencies and coordinate their practices. To this date twenty-nine of the forty-two agencies have joined. One of the functions of the RAI will be education of agency board members. These sessions are being scheduled at the beginning of the RAI monthly meetings. Should agency members wish to participate in the educational sessions, Magee will provide a contact number. The meetings are at 10:00 a.m. on the third Thursday of the month.

Review of Plans for Memorial Drive. The City's engineering department provided updated concepts of the Memorial Drive project and gave a brief overview. Board members were able to have any questions answered.

The meeting adjourned at 3:30 p.m.

Respectfully submitted,

Debra Petty, Recording Secretary